

CITY OF WEBB, IOWA

HSB 328 & SSB 1227

Estimated ACGFL Tax Rates & Revenues

ADJUSTED CITY GENERAL FUND LEVY RATES & REVENUES					
Fiscal Year	ACGFL Rate	Revenues from Existing Valuation	Revenues from New Construction	Total Revenues	Revenue Growth %
2025-26	\$8.12646	\$37,514	\$0	\$37,514	
2026-27	\$5.97044	\$38,264	\$367	\$38,631	3.0%
2027-28	\$6.02769	\$38,934	\$370	\$39,304	1.7%
2028-29	\$5.82457	\$40,090	\$358	\$40,448	2.9%
2029-30	\$5.87658	\$40,755	\$361	\$41,116	1.7%
2030-31	\$5.68018	\$41,939	\$349	\$42,288	2.8%
2031-32	\$5.72746	\$42,587	\$352	\$42,939	1.5%
2032-33	\$5.53905	\$43,798	\$340	\$44,138	2.8%
2033-34	\$5.58210	\$44,430	\$343	\$44,773	1.4%
2034-35	\$5.40116	\$45,668	\$332	\$46,000	2.7%
2035-36	\$5.44042	\$46,284	\$334	\$46,619	1.3%

TOTAL ASSESSED AND TAXABLE VALUATIONS				
Fiscal Year	Total Assessed Valuation (Including Ag)	Non-TIF Taxable Valuation (Excluding Ag)	TIF Taxable Valuation (Excluding Ag)	Total Taxable Valuation (Excluding Ag)
2025-26	\$8,328,579	\$4,616,259	\$0	\$4,616,259
2026-27	\$7,405,224	\$6,470,389	\$0	\$6,470,389
2027-28	\$7,455,457	\$6,520,622	\$0	\$6,520,622
2028-29	\$7,879,269	\$6,944,434	\$0	\$6,944,434
2029-30	\$7,931,502	\$6,996,667	\$0	\$6,996,667
2030-31	\$8,379,657	\$7,444,822	\$0	\$7,444,822
2031-32	\$8,431,891	\$7,497,056	\$0	\$7,497,056
2032-33	\$8,903,407	\$7,968,572	\$0	\$7,968,572
2033-34	\$8,955,641	\$8,020,806	\$0	\$8,020,806
2034-35	\$9,451,583	\$8,516,748	\$0	\$8,516,748
2035-36	\$9,503,816	\$8,568,981	\$0	\$8,568,981

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	38.13%	-1.72%	36.41%	61.96%	0.00%	1.63%
2026-27	63.15%	-28.72%	34.43%	64.13%	0.00%	1.17%
2027-28	63.30%	-28.67%	34.63%	63.94%	0.00%	1.16%
2028-29	62.42%	-27.07%	35.35%	63.33%	0.00%	1.09%
2029-30	62.54%	-27.00%	35.55%	63.14%	0.00%	1.08%
2030-31	61.69%	-25.48%	36.20%	62.57%	0.00%	1.01%
2031-32	61.81%	-25.43%	36.38%	62.40%	0.00%	1.01%
2032-33	61.00%	-24.03%	36.97%	61.90%	0.00%	0.95%
2033-34	61.12%	-23.99%	37.13%	61.74%	0.00%	0.94%
2034-35	60.35%	-22.69%	37.66%	61.29%	0.00%	0.89%
2035-36	60.47%	-22.66%	37.81%	61.15%	0.00%	0.88%

NOTE: Total Taxable Valuation will be lower than the Total Assessed valuation because:

1) Ag Land and Ag Building values are excluded, and

2) the Gas and Electric Utility rollback is not affected by the proposed legislation and is less than 100%.

CITY OF WEBB, IOWA

Estimated ACGFL Tax Rates & Revenues

Under Proposed HSB 328/SSB 1227

ACGFL RATES & REVENUES - Proposed HSB 328/SSB 1227			
Taxable Non-TIF			
Fiscal Year	Valuation	ACGFL Rate	Total Revenues
2025-26	\$4,616,259	\$8.12646	\$37,514
2026-27	\$6,470,389	\$5.97044	\$38,631
2027-28	\$6,520,622	\$6.02769	\$39,304
2028-29	\$6,944,434	\$5.82457	\$40,448
2029-30	\$6,996,667	\$5.87658	\$41,116
2030-31	\$7,444,822	\$5.68018	\$42,288
2031-32	\$7,497,056	\$5.72746	\$42,939
2032-33	\$7,968,572	\$5.53905	\$44,138
2033-34	\$8,020,806	\$5.58210	\$44,773
2034-35	\$8,516,748	\$5.40116	\$46,000
2035-36	\$8,568,981	\$5.44042	\$46,619

CITY OF WEBB, IOWA

Estimated ACGFL Tax Rates & Revenues

Under Current HF 718/SF 2442

ACGFL RATES & REVENUES - Existing HF 718/SF 2442			
Taxable Non-TIF			
Fiscal Year	Valuation	ACGFL Rate	Total Revenues
2025-26	\$4,616,259	\$8.12646	\$37,514
2026-27	\$4,988,900	\$7.88977	\$39,361
2027-28	\$5,061,126	\$7.88977	\$39,931
2028-29	\$5,311,474	\$7.88977	\$41,906
2029-30	\$5,386,727	\$7.88977	\$42,500
2030-31	\$5,650,913	\$7.88977	\$44,584
2031-32	\$5,729,345	\$7.88977	\$45,203
2032-33	\$6,008,072	\$7.88977	\$47,402
2033-34	\$6,089,858	\$7.88977	\$48,048
2034-35	\$6,383,871	\$7.88977	\$50,367
2035-36	\$6,469,181	\$7.88977	\$51,040

IMPACT OF PROPOSED HSB 328/SSB 1227 vs. CURRENT HF 718/SF 2442			
Taxable Non-TIF			
Fiscal Year	Valuation	ACGFL Rate	Total Revenues
2025-26	\$0	\$0.00000	\$0
2026-27	\$1,481,489	(\$1.91933)	-\$730
2027-28	\$1,459,496	(\$1.86208)	-\$627
2028-29	\$1,632,960	(\$2.06520)	-\$1,458
2029-30	\$1,609,941	(\$2.01319)	-\$1,384
2030-31	\$1,793,910	(\$2.20959)	-\$2,296
2031-32	\$1,767,711	(\$2.16231)	-\$2,264
2032-33	\$1,960,500	(\$2.35072)	-\$3,264
2033-34	\$1,930,947	(\$2.30767)	-\$3,275
2034-35	\$2,132,877	(\$2.48861)	-\$4,367
2035-36	\$2,099,800	(\$2.44935)	-\$4,421

CITY OF WEBB, IOWA
Estimated Tax Bill - **ACFGL Portion ONLY**
Change between FY 2026 and FY 2031

Commerical Valuation		Commercial Tax Bill		Industrial Valuation		Industrial Tax Bill		Residential Valuation		Residential Homestead - Non Senio		Residential Homestead - Senior		Residential Non-Homestead	
FY 2026	FY 2031	FY 2026	FY 2031	FY 2026	FY 2031	FY 2026	FY 2031	FY 2026	FY 2031	FY 2026	FY 2031	FY 2026	FY 2031	FY 2026	FY 2031
\$50,000	\$61,740	\$193	\$351	\$50,000	\$51,515	\$193	\$293	\$50,000	\$58,947	\$174	\$51	\$149	\$51	\$193	\$335
\$100,000	\$123,480	\$385	\$701	\$100,000	\$103,030	\$385	\$585	\$100,000	\$117,894	\$367	\$386	\$342	\$386	\$385	\$670
\$150,000	\$185,220	\$578	\$1,052	\$150,000	\$154,545	\$578	\$878	\$150,000	\$176,842	\$559	\$720	\$534	\$720	\$578	\$1,004
\$200,000	\$246,960	\$944	\$1,403	\$200,000	\$206,060	\$944	\$1,170	\$200,000	\$235,789	\$752	\$1,055	\$727	\$1,055	\$771	\$1,339
\$250,000	\$308,700	\$1,310	\$1,753	\$250,000	\$257,575	\$1,310	\$1,463	\$250,000	\$294,736	\$945	\$1,390	\$920	\$1,390	\$964	\$1,674
\$300,000	\$370,440	\$1,675	\$2,104	\$300,000	\$309,090	\$1,675	\$1,756	\$300,000	\$353,683	\$1,138	\$1,725	\$1,113	\$1,725	\$1,156	\$2,009
\$400,000	\$493,920	\$2,407	\$2,806	\$400,000	\$412,120	\$2,407	\$2,341	\$400,000	\$471,578	\$1,523	\$2,395	\$1,498	\$2,395	\$1,542	\$2,679
\$500,000	\$617,400	\$3,138	\$3,507	\$500,000	\$515,151	\$3,138	\$2,926	\$500,000	\$589,472	\$1,909	\$3,064	\$1,884	\$3,064	\$1,927	\$3,348
\$600,000	\$740,880	\$3,869	\$4,208	\$600,000	\$618,181	\$3,869	\$3,511	\$600,000	\$707,366	\$2,294	\$3,734	\$2,269	\$3,734	\$2,313	\$4,018
\$700,000	\$864,360	\$4,601	\$4,910	\$700,000	\$721,211	\$4,601	\$4,097	\$700,000	\$825,261	\$2,679	\$4,404	\$2,654	\$4,404	\$2,698	\$4,688
\$800,000	\$987,840	\$5,332	\$5,611	\$800,000	\$824,241	\$5,332	\$4,682	\$800,000	\$943,155	\$3,065	\$5,073	\$3,040	\$5,073	\$3,084	\$5,357
\$900,000	\$1,111,320	\$6,064	\$6,312	\$900,000	\$927,271	\$6,064	\$5,267	\$900,000	\$1,061,050	\$3,450	\$5,743	\$3,425	\$5,743	\$3,469	\$6,027
\$1,000,000	\$1,234,800	\$6,795	\$7,014	\$1,000,000	\$1,030,301	\$6,795	\$5,852	\$1,000,000	\$1,178,944	\$3,836	\$6,413	\$3,811	\$6,413	\$3,855	\$6,697
\$2,000,000	\$2,469,600	\$14,109	\$14,028	\$2,000,000	\$2,060,602	\$14,109	\$11,705	\$2,000,000	\$2,357,888	\$7,690	\$13,109	\$7,665	\$13,109	\$7,709	\$13,393
\$3,000,000	\$3,704,400	\$21,423	\$21,042	\$3,000,000	\$3,090,903	\$21,423	\$17,557	\$3,000,000	\$3,536,832	\$11,545	\$19,806	\$11,520	\$19,806	\$11,564	\$20,090
\$4,000,000	\$4,939,200	\$28,736	\$28,056	\$4,000,000	\$4,121,204	\$28,736	\$23,409	\$4,000,000	\$4,715,776	\$15,399	\$26,502	\$15,374	\$26,502	\$15,418	\$26,786
\$5,000,000	\$6,174,000	\$36,050	\$35,069	\$5,000,000	\$5,151,505	\$36,050	\$29,261	\$5,000,000	\$5,894,720	\$19,254	\$33,199	\$19,229	\$33,199	\$19,273	\$33,483
\$6,000,000	\$7,408,800	\$43,364	\$42,083	\$6,000,000	\$6,181,806	\$43,364	\$35,114	\$6,000,000	\$7,073,664	\$23,108	\$39,896	\$23,083	\$39,896	\$23,127	\$40,180
\$7,000,000	\$8,643,600	\$50,678	\$49,097	\$7,000,000	\$7,212,107	\$50,678	\$40,966	\$7,000,000	\$8,252,608	\$26,963	\$46,592	\$26,938	\$46,592	\$26,982	\$46,876
\$8,000,000	\$9,878,400	\$57,992	\$56,111	\$8,000,000	\$8,242,408	\$57,992	\$46,818	\$8,000,000	\$9,431,552	\$30,817	\$53,289	\$30,792	\$53,289	\$30,836	\$53,573
\$9,000,000	\$11,113,200	\$65,305	\$63,125	\$9,000,000	\$9,272,709	\$65,305	\$52,671	\$9,000,000	\$10,610,496	\$34,672	\$59,986	\$34,647	\$59,986	\$34,691	\$60,270
\$10,000,000	\$12,348,000	\$72,619	\$70,139	\$10,000,000	\$10,303,010	\$72,619	\$58,523	\$10,000,000	\$11,789,440	\$38,526	\$66,682	\$38,501	\$66,682	\$38,545	\$66,966
\$15,000,000	\$18,522,000	\$109,188	\$105,208	\$15,000,000	\$15,454,515	\$109,188	\$87,784	\$15,000,000	\$17,684,160	\$57,799	\$100,165	\$57,774	\$100,165	\$57,818	\$100,449
\$20,000,000	\$24,696,000	\$145,757	\$140,278	\$20,000,000	\$20,606,020	\$145,757	\$117,046	\$20,000,000	\$23,578,880	\$77,072	\$133,648	\$77,046	\$133,648	\$77,090	\$133,932
\$25,000,000	\$30,870,000	\$182,326	\$175,347	\$25,000,000	\$25,757,525	\$182,326	\$146,307	\$25,000,000	\$29,473,600	\$96,344	\$167,131	\$96,319	\$167,131	\$96,363	\$167,415
\$30,000,000	\$37,044,000	\$218,896	\$210,417	\$30,000,000	\$30,909,030	\$218,896	\$175,569	\$30,000,000	\$35,368,320	\$115,617	\$200,614	\$115,592	\$200,614	\$115,635	\$200,898
\$35,000,000	\$43,218,000	\$255,465	\$245,486	\$35,000,000	\$36,060,535	\$255,465	\$204,830	\$35,000,000	\$41,263,040	\$134,889	\$234,097	\$134,864	\$234,097	\$134,908	\$234,381
\$40,000,000	\$49,392,000	\$292,034	\$280,555	\$40,000,000	\$41,212,040	\$292,034	\$234,092	\$40,000,000	\$47,157,760	\$154,162	\$267,581	\$154,137	\$267,581	\$154,180	\$267,865
\$45,000,000	\$55,566,000	\$328,603	\$315,625	\$45,000,000	\$46,363,545	\$328,603	\$263,353	\$45,000,000	\$53,052,480	\$173,434	\$301,064	\$173,409	\$301,064	\$173,453	\$301,348
\$50,000,000	\$61,740,000	\$365,172	\$350,694	\$50,000,000	\$51,515,050	\$365,172	\$292,615	\$50,000,000	\$58,947,200	\$192,707	\$334,547	\$192,682	\$334,547	\$192,726	\$334,831

CITY OF WEBB, IOWA
Estimated Tax Bill - ACFGL Portion ONLY
Change between FY 2026 and FY 2031

	Commercial		Industrial		Residential Homestead - Non Senior		Residential Homestead - Senior		Residential Non-Homestead	
FY 2026 Valuation	FY26/31 Change \$	FY26/31 Change %	FY26/31 Change \$	FY26/31 Change %	FY26/31 Change \$	FY26/31 Change %	FY26/31 Change \$	FY26/31 Change %	FY26/31 Change \$	FY26/31 Change %
\$50,000	\$158	81.97%	\$100	51.83%	(\$123)	(70.80%)	(\$98)	(65.89%)	\$142	73.73%
\$100,000	\$316	81.97%	\$200	51.83%	\$19	5.15%	\$44	12.86%	\$284	73.73%
\$150,000	\$474	81.97%	\$300	51.83%	\$161	28.78%	\$186	34.81%	\$426	73.73%
\$200,000	\$459	48.62%	\$227	24.01%	\$303	40.30%	\$328	45.13%	\$568	73.73%
\$250,000	\$444	33.90%	\$154	11.72%	\$445	47.12%	\$470	51.12%	\$711	73.73%
\$300,000	\$429	25.60%	\$80	4.80%	\$587	51.63%	\$612	55.04%	\$853	73.73%
\$400,000	\$399	16.58%	(\$66)	(2.73%)	\$872	57.22%	\$897	59.85%	\$1,137	73.73%
\$500,000	\$369	11.76%	(\$212)	(6.75%)	\$1,156	60.56%	\$1,181	62.69%	\$1,421	73.73%
\$600,000	\$339	8.76%	(\$358)	(9.25%)	\$1,440	62.77%	\$1,465	64.57%	\$1,705	73.73%
\$700,000	\$309	6.72%	(\$504)	(10.96%)	\$1,724	64.35%	\$1,749	65.90%	\$1,989	73.73%
\$800,000	\$279	5.23%	(\$650)	(12.20%)	\$2,008	65.53%	\$2,033	66.89%	\$2,274	73.73%
\$900,000	\$249	4.11%	(\$796)	(13.14%)	\$2,293	66.44%	\$2,318	67.66%	\$2,558	73.73%
\$1,000,000	\$219	3.22%	(\$943)	(13.87%)	\$2,577	67.18%	\$2,602	68.28%	\$2,842	73.73%
\$2,000,000	(\$81)	(0.57%)	(\$2,404)	(17.04%)	\$5,419	70.46%	\$5,444	71.02%	\$5,684	73.73%
\$3,000,000	(\$381)	(1.78%)	(\$3,866)	(18.04%)	\$8,261	71.56%	\$8,286	71.93%	\$8,526	73.73%
\$4,000,000	(\$681)	(2.37%)	(\$5,327)	(18.54%)	\$11,103	72.10%	\$11,128	72.38%	\$11,368	73.73%
\$5,000,000	(\$981)	(2.72%)	(\$6,789)	(18.83%)	\$13,945	72.43%	\$13,970	72.65%	\$14,211	73.73%
\$6,000,000	(\$1,281)	(2.95%)	(\$8,250)	(19.03%)	\$16,787	72.65%	\$16,812	72.83%	\$17,053	73.73%
\$7,000,000	(\$1,581)	(3.12%)	(\$9,712)	(19.16%)	\$19,629	72.80%	\$19,654	72.96%	\$19,895	73.73%
\$8,000,000	(\$1,881)	(3.24%)	(\$11,173)	(19.27%)	\$22,472	72.92%	\$22,497	73.06%	\$22,737	73.73%
\$9,000,000	(\$2,180)	(3.34%)	(\$12,635)	(19.35%)	\$25,314	73.01%	\$25,339	73.13%	\$25,579	73.73%
\$10,000,000	(\$2,480)	(3.42%)	(\$14,096)	(19.41%)	\$28,156	73.08%	\$28,181	73.19%	\$28,421	73.73%
\$15,000,000	(\$3,980)	(3.65%)	(\$21,404)	(19.60%)	\$42,366	73.30%	\$42,391	73.37%	\$42,632	73.73%
\$20,000,000	(\$5,480)	(3.76%)	(\$28,711)	(19.70%)	\$56,577	73.41%	\$56,602	73.46%	\$56,842	73.73%
\$25,000,000	(\$6,979)	(3.83%)	(\$36,019)	(19.76%)	\$70,787	73.47%	\$70,812	73.52%	\$71,053	73.73%
\$30,000,000	(\$8,479)	(3.87%)	(\$43,327)	(19.79%)	\$84,998	73.52%	\$85,023	73.55%	\$85,263	73.73%
\$35,000,000	(\$9,979)	(3.91%)	(\$50,634)	(19.82%)	\$99,208	73.55%	\$99,233	73.58%	\$99,474	73.73%
\$40,000,000	(\$11,478)	(3.93%)	(\$57,942)	(19.84%)	\$113,419	73.57%	\$113,444	73.60%	\$113,684	73.73%
\$45,000,000	(\$12,978)	(3.95%)	(\$65,249)	(19.86%)	\$127,629	73.59%	\$127,654	73.61%	\$127,895	73.73%
\$50,000,000	(\$14,477)	(3.96%)	(\$72,557)	(19.87%)	\$141,840	73.60%	\$141,865	73.63%	\$142,105	73.73%